

CITY PLANNING COMMISSION MINUTES

NOVEMBER 20, 2003

The regular meeting of the City Planning Commission convened Thursday, November 20, 2003, at 1:30pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Charles Greenberg, Randal Hernandez, Matthew Jenkins, Nick Sramek, Lynn Moyer, Charles Winn

ABSENT: COMMISSIONERS: Morton Stuhlbarg

CHAIRMAN: Charles Greenberg

STAFF MEMBERS PRESENT: Greg Carpenter, Zoning Officer
Angela Reynolds, Advance Planning
Carolyn Bihn, Planner V
Craig Chalfant, Planner II
Joe Recker, Planner I

OTHERS PRESENT: Lisa Malmstead, City Attorney
Amy Bodek, Special Projects Manager
Johanna Gullick, Housing Services
Marcia Gold, Minutes Clerk

P R E S E N T A T I O N

Amy Bodek, Special Projects Manager, presented the preliminary plans for the PacifiCenter project. She also noted that specific design guidelines and zoning structures are being developed, and the Commission will be part of the ongoing system of checks and balances during the life of the project.

Jim Schulte showed a video history of the site and outlined the initial mixed use plan for the 261 acres.

Dede Soto, Boeing Corporation, discussed the community outreach efforts and Neighborhood Task Force formed to gather citizen input for the project, both in Long Beach and in Lakewood.

Commissioner Greenberg said that in his experience, placing housing near high job demands could decrease traffic impacts, and he suggested a mixed-use plan for the site.

Commissioner Moyer suggested that given the benefit the developer would see on the project, they should look into giving back to the community via education, and address needs like a new high school. Ms. Bodek stated that Boeing Realty Corporation had been in direct communication with the Long Beach Unified School District.

P L E D G E O F A L L E G I A N C E

Angela Reynolds led the pledge of allegiance.

M I N U T E S

The minutes of October 2, 2003 were approved on a motion by Commissioner Winn, seconded by Commissioner Jenkins and passed 4-0-2. Commissioners Hernandez and Moyer abstained and Commissioner Stuhlbarg was absent.

S W E A R I N G O F W I T N E S S E S

C O N S E N T C A L E N D A R

Items 1A, 1B, 1C, 1D, 1E and 1F of the Consent Calendar were approved as presented by staff on a motion by Commissioner Moyer, seconded by Commissioner Jenkins and passed 6-0. Commissioner Stuhlbarg was absent.

1A. Case No. 0305-32, Master Plan, Site Plan Review, ND 23-03

Applicant: Bill Ridgeway
Subject Site: 7600 E. Spring St. (Council Dist. 5)
Description: Request for approval of a Master Plan and Site Plan Review for Long Beach Parks, Recreation and Marine Department Maintenance Facilities Master Plan.

Certified Mitigated Negative Declaration 23-03 and approved the Site Plan Review and Master Plan requests, subject to conditions.

1B. Case No. OSRE 11-20-03

Applicant: City of Long Beach
Fady Mattar, Acting Director of Planning
and Building
Subject Site: Citywide
Description: Annual Report on General Plan Open Space and
Recreational Element.

Approved the report and instructed staff to forward it to the
City Council for their review.

1C. Historic Landmark Designation

Applicant: Cultural Heritage Commission
Subject Site: 4390 Atlantic Avenue(Council Dist. 8)
Description: George's Fifties Diner, constructed 1950.

Recommended that the Long Beach City Council adopt an ordinance
designating George's Fifties Diner at 4390 Atlantic Avenue as a
Long Beach Historic Landmark.

1D. Historic Landmark Designation

Applicant: Cultural Heritage Commission
Subject Site: 1105 Linden Avenue (Council Dist. 1)
Description: Tolbert House, constructed 1911.

Recommended that the Long Beach City Council adopt an ordinance
designating the Tolbert House at 1105 Linden Avenue as a Long
Beach Historic Landmark.

1E. Mills Act Historic Property Contract

Applicant: Cultural Heritage Commission
Subject Site: 3135 East First Street (Council Dist. 3)
Description: Mills Act Historic Property Contract for the
O'Shea residence at 3135 East First Street.

Approved the execution of a Mills Act Historic Property Contract
for the O'Shea residence.

1F. Mills Act Historic Property Contract

Applicant: Cultural Heritage Commission
Subject Site: 3070 East First Street (Council Dist. 3)
Description: Mills Act Historic Property Contract for the
Acree residence at 3070 East First Street.

Approved the execution of a Mills Act Historic Property Contract
for the Acree residence.

A C K N O W L E D G M E N T

It was announced that Ruthann Lehrer was retiring. Commissioner Winn complimented her for garnering national recognition for the City in historical preservation.

C O N T I N U E D I T E M S

2. Case No. 0309-07, Conditional Use Permit, CE 03-171

Applicant: Barry Curtis
Subject Site: 1420 E. Anaheim Street (Council District 2)
Description: Request to establish off-site sales of beer
and wine at a neighborhood market.

Joe Recker presented the staff report recommending approval of the request, noting that it was made necessary due to tenant relocation to allow the expansion of a City library.

Barry Curtis, 5342 Berkeley Avenue, Westminster, applicant, stated that his clients, the market owners, had reluctantly agreed to move to comply with the Redevelopment Agency expansion plans, but that the move would result in substantial, non-reimbursed costs that would create severe financial hardship. Mr. Curtis stated that they objected to conditions requiring immediate removal of the non-conforming sign pole and two exterior pay phones, plus loss of single-bottle sales.

In response to a query from Commissioner Hernandez regarding unexpected costs due to the move, Mr. Carpenter noted that the applicant could go to the RDA and ask for reimbursement, but that as a land use issue, the purpose of the conditions were to improve that corridor.

Commissioner Moyer suggested a continuance to allow the applicant to approach the RDA for resolution of the issues, but

she added that future plans to remove blight from the area didn't need to be shortchanged as a result.

Chairman Greenberg suggested a condition that the applicant only change the sign pole if reimbursed by the City, and added that he was troubled by the applicant's loss of a grandfathered ability to sell single bottles through no fault of his own.

Carol McCafferty, 1060 Maine Avenue, expressed support for the applicant's right to single sales, stating she felt the neighbors in the area would prefer someone only drink one can, not a whole six-pack.

Commissioner Hernandez moved to approve the Conditional Use Permit subject to the conditions of approval as written by staff. The motion died for lack of a second.

Commissioner Moyer moved to continue the item to the January 15, 2004 meeting pending negotiations with the Redevelopment Agency. Commissioner Winn seconded the motion, which passed 5-1. Commissioner Hernandez dissented, and Commissioner Stuhlbarg was absent.

3. Case No. 0304-06, Site Plan Review, General Plan Amendment, Zone Text Amendment, Tentative Tract Map, Standards Variance, Administrative Use Permit, ND 25-03

Applicant: Claire Brown, Livable Places
Subject Site: 1856 Long Beach Blvd. (Council District 6)
Description: Request for Site Plan Review, General Plan Amendment, Zone Text Amendment, Tentative Tract Map, Standards Variance and Administrative Use Permit approval for construction of 58 affordable and market rate condominiums.

Craig Chalfant presented the staff report recommending approval of the project.

Commissioner Sramek expressed concern that the Long Beach Unified School District was severely underestimating the number of school-aged children in housing projects. Angela Reynolds said she would speak with Lisa Dutra from the LBUSD to investigate how their methodology is developed and whether changes are proposed.

Claire Brown, Project Manager, Livable Places, 634 S. Spring #727, Los Angeles, described the scope and layout of the project.

Eric Nasland, project architect, Studio E Architects, 1262 Kentner Blvd., San Diego, 92101, described the design of the project.

Johanna Gullick, Housing Services, City of Long Beach, outlined the partnership history between the City and the applicant, and reviewed area statistics indicating the need for this type of affordable housing and how it could help revitalize Long Beach Boulevard.

Walter Hood, Hood Design, 3016 Filbert #2, San Francisco, 94608, project's landscape architect, showed slides of the proposed landscaping in the interior courts and parking areas.

Carolyn Smith Watts, Vice Chair, Long Beach Housing Development Company; expressed support for the project and said it fit well into their Board's goals to provide critical working-family housing in urban areas near public transportation.

Suzanne Browne, 110 Pine #420, Legal Aid attorney, said she was also very supportive of the project and its home ownership opportunities.

Maria Geesey, 1901 E. Ocean #302, said it was the best project she'd seen to address the low-cost housing needs, and that the design proved that the City could 'densify' in an acceptable way.

Joan Greenwood, 2091 San Francisco Avenue, Environmental Task Force member, said it was the first true 'smart growth' project in the City, and that its mixed economic elements created a good role model for the PacificCenter.

Carol McCafferty, 1060 Maine, agreed with the previous speakers and said she thought a school bus stop in front of the project would be a good idea.

Jon Glasgow, 110 W. Ocean #604, architect and Long Beach Design Forum representative, also expressed support for the project and said that its careful and considered design strategies were some of the best he'd seen recently.

Phil Appleby, 119 Linden Avenue, also expressed support for Livable Spaces, and said they showed great vision, and that their product would address the underserved part of the market.

Commissioner Sramek moved to certify Mitigated Negative Declaration 25-03; to recommend that the City Council approve the General Plan Amendment and Zone Text requests; and to approve the Site Plan Review, Vesting Tentative Tract Map No. 60277, Standards Variance and Administrative Use Permit requests, subject to conditions.

Commissioner Hernandez seconded the motion, cautioning only that he hoped Livable Places would stay and oversee and manage the project to maintain its high standards.

The question was called, and the motion passed 6-0. Commissioner Stuhlbarg was absent.

R E G U L A R A G E N D A

4. Case No. 0212-12, Site Plan Review, Administrative Use Permit, ND 27-03

Applicant: April Dunmire, Evergreen Devco, Inc.
Subject Site: 600 Long Beach Blvd. (Council District 1)
Description: A Site Plan Review and Administrative Use Permit to construct a new 13,795 sq.ft. Walgreen's Drug Store with a drive-through pharmacy.

Greg Carpenter presented the staff report recommending approval of the request, and showed slides of the proposed project.

April Dunmire, Evergreen Devco, Inc., 2920 E. Camelback Road #100, Phoenix, AZ 85016, applicant, stated that they were in agreement with all conditions of approval, and asked for clarification on the scope of improvement required for the trash enclosures.

Bry Myown, 776 Raymond, disagreed with the staff recommendation, saying she felt this was a transit- and pedestrian-unfriendly use of the site. Ms. Myown said she thought a recreational use would be more appropriate.

Commissioner Moyer said she understood the frustrations expressed by Ms. Myown, but reminded her that this was a private investor on a private site.

Commissioner Moyer then moved to approve a Site Plan Review and Administrative Use Permit to construct a new Walgreen's Drug Store with a drive-thru pharmacy, subject to conditions of approval. Commissioner Sramek seconded the motion, which passed 6-0. Commissioner Stuhlbarg was absent.

5. Case Nos. 0201-14 and 9806-08, Modification, NY 18-03

Applicant: Alain M. Sarfatti
Subject Site: 201 The Promenade (Council District 2)
Description: Request for approval of a modification to an approved permit for an 11-story hotel with 230 rooms and accessory retail, and Standards Variances for parking, driveway slope, and building height.

Carolynne Bihn presented the staff report recommending approval of the modification.

Alain Sarfatti, 600 E. Ocean #905, developer, in response to a query from Commissioner Winn, stated that the project was slated to be done by spring of 2005, and that the size of the rooms would be approximately 475 square feet.

Alan Bowles, Hilton Hotels Corporation, 9336 Civic Center Drive, Beverly Hills, stated this project would be a great addition to the downtown area, and complimentary to the Convention Center.

Jonathan Watts, Cunningham Group, 4056 Del Rey Avenue, Marina del Rey, CA, architect, added that the scale of the building was in keeping with adjacent structures.

Commissioner Winn moved to approve the request for a Modification to an approved permit for an 11-story hotel with Standards Variances. Commissioner Moyer seconded the motion, which passed 6-0. Commissioner Stuhlbarg was absent.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

**M A T T E R S F R O M T H E D E P A R T M E N T O F
P L A N N I N G A N D B U I L D I N G**

Mr. Carpenter noted that the City Council had denied the appeal of a check cashing facility as recommended by the Commission.

**M A T T E R S F R O M T H E P L A N N I N G
C O M M I S S I O N**

There were no matters from the Planning Commission.

A D J O U R N

The meeting adjourned at 5:23pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk